1. Call Meeting to Order - Trustee Tom Breen called the meeting to order at 4:32 p.m.

2. Approve minutes - Minutes from the September 18, 2012 meeting were approved.

3. Comments from the public - No comments.

4. Status of application, location, and build out for two new educational centers: Coyote Valley site (IBM) and Hollister site (Briggs) – Trustee Glines requested that the name “IBM” be struck from the agenda Item 4. President Steven Kinsella reviewed with the committee that the Measure E budget included funds for expansion of the new property in San Benito County and Coyote Valley which could also be used for expanding the off-sites. This expansion is needed to acquire educational center status. The District’s consultant has prepared a draft educational center application which has been reviewed and approved, in concept, by President Kinsella.

President Kinsella referred the committee to an analysis prepared by IBI Architecture on utilizing the Briggs building and surrounding area as a site to expand to 500 FTES. The analysis discussed adjacent sites, types and cost of construction, and parking. The probable project cost ranged between $8 - $10 million. Trustee Breen asked what improvements could be made at the Fairview property for $8 million. President Kinsella said it would be a long term investment in the property that would start with the infrastructure.

President Kinsella discussed a funding option available in the Measure E budget. The District has set aside $6 million to contribute to the state funded library remodel project. At the Board’s direction those funds could be transferred to the Fairview property project or any other project. The library remodel project will not be considered for funding by the state for at least 5 years. That project would then be 100% state funded. Along with the land residual budget of $2.8 million and $5.7 million in program contingency, the Board could authorize $10 million towards an educational center expansion. President Kinsella added that other costs would need to be added to utilize the Fairview property.

Trustee Glines asked about maintaining a presence at the Briggs building. President Kinsella stated there are many advantages to maintaining programs at that location.

Trustee Breen asked for an update on the Dividend Homes/Fairview Corners project. President Kinsella noted that Gavilan has been more aggressive about resolving the habitat mitigation than they have. State and federal agencies are slowing down this process not Dividend Homes. He added that it would be best if the infrastructure work at the site was coordinated with Dividend Corners to ease the financial burden.

Trustee Breen asked administration to prepare a cost analysis for a conceptual plan at Fairview that would allow the board to compare the option of Briggs versus Fairview. In addition, he requested a summary on the permitting issues. Trustee Dover noted that a one (1) building concept has been used successful by other community colleges for an initial presence. President Kinsella identified other issues including water source and Caltrans concerns. Both Trustees Glines and Breen agreed that funds spent at Fairview would be a long-term investment.

President Kinsella reported that he has been communicating with the broker for a property/building owner near Gavilan’s Coyote Valley land. The new owner is reviewing an offer that was made to Gavilan by the previous owner for use of a building for an educational center. President Kinsella has...
not received any feedback. He added that the District is operating with a deficit budget so an increase in rent would be hard to absorb.

Trustee Glines questioned which off-site should be expanded first. President Kinsella said that would be at the board’s discretion. However, he felt that Hollister students may respond more quickly to expanded programs due to a variety of reasons.

5. Status of permitting for two new campus properties – President Kinsella reported that the permitting process has taken four (4) years so far. French Ranch in San Benito County is the mitigation site for all three Gavilan locations (Coyote Valley, Gilroy campus, and Fairview, SBC). Terry Newman, Senior Director of Administrative Services has been working with all the consultants and agencies on a daily basis.

6. Status of San Martin aviation site project - Terry Newman reported Santa Clara County is working with the District to secure a site for our aviation program. A draft lease agreement was forwarded to the County for their review and comment. A meeting with the County and District staff will take place in early June to determine cost responsibilities and utility issues. Terry estimated 24 months at the earliest before completion. The aviation program has grown while on the Gilroy campus.

7. Status of water tank replacement project – Terry reported that the DSA approved the plans on May 7th. Bids documents will go out in June with construction to start within a year. Four (4) permits still need to be in place. The Board approved the application of a Conditional Incidental Take Permit (CITP) which allows the District 18 months to complete the permitting process. Terry reviewed with the committee that disturbing the soil/ground is only allowed during the months of June through October which is due to wildlife protection.

8. Status of Lot C expansion project – Terry reported that four (4) permits are still needed for this project. This project is attached to the water tank project for permitting purposes. The construction bid will be presented to the Board of Trustees in either July or August with ground work beginning immediately after. Ground disturbing work must be completed by the end of October. The completion of the Lot C expansion will assist in the GECA expansion project.

Terry noted that additional wetlands need to be created on campus as a permitting requirement for the Lot C expansion. The plan is to excavate a deeper spot west of the chapel pond so that wetland grasses will begin growing. The wetlands affected are seasonal only. The Army Corps of Engineers (ACOE) will be on campus to review the site in June. The District is waiting their approval.

Discussion continued reviewing the advantages of the expansion which included southern access to Lot C, additional parking spaces needed during the construction phase of the GECA expansion, and an additional exit for emergency evacuations. Trustee Dover asked if power would be available at that entrance so that an electronic message board could be installed. President Kinsella said that would have to be a separate project as the Lot C drawings have already been approved by the DSA.

9. Update on GECA expansion project – Terry reported that a draft lease will be sent to GUSD shortly outlining such items as infrastructure, cost requirements, and metering of utilities. Trustee Dover reminded everyone that a fenced-in area was not something the Board would support. President Kinsella will check on the fencing. Traffic issues and student drop-off points were also discussed.

10. Other facility projects:

HVAC control replacement – Jeff Gopp, Director of Facilities Services, reported that outdated HVAC controls are being replaced and tied into the Johnson Control system that was installed in the modernized buildings. With the completion of this project, Jeff noted that 51% of the controls will be updated. President Kinsella added that Proposition 39 funds have recently been designated for energy efficiency improvements. Future projects would qualify for Prop 39 funds if the state provides the funding.

Water refilling stations – Trustee Glines felt that this student led project, although worthy, should be fully funded by the ASB into infinity and not commit the resources of the District such as facilities staff time or maintenance dollars. President Kinsella said he had not seen the cost proposal yet but was aware of the cost issue.
APPROVED

Electrical service loop – Jeff reviewed that nine (9) new transformers were added during the 2007 renovation. This project will loop the service so that an area can be isolated for maintenance and not require a campus shutdown of power. Bids were received this week and will be presented to the Board of Trustees at their June 9, 2013 meeting. The work will be completed during the summer months with little or no disruption to the campus.

Update on golf course – Terry reported that the District and Wadsworth Foundation representatives will be meeting along with Don De Lorenzo in June to discuss a business plan for the future of the golf course. Terry also reported that the District’s commitment of paying the golf course manager, Don De Lorenzo, $1,000/month to manage the course will no longer be needed. Don reported to the District that the course is operating well and an agreement will be prepared in which he will pay $1,000/month to the District in rent.

11. Adjournment – Meeting adjourned at 5:34 p.m.